

The Meadows

A series of large meadowlands comprise the setting for The Meadows at the Caughlin Ranch. These meadows provide an opportunity for people to live beside lush rolling open spaces that are laced together with a series of small lakes. The Meadows is divided into three sections: Mayberry Meadows, Meadowlake Village and Caughlin Creek. The Meadows at the Caughlin Ranch is depicted on the following page.

McCarran Boulevard, Mayberry Drive and Plumb Lane provide access to The Meadows. Plumb Lane intersects with McCarran Boulevard at Caughlin Parkway. At this point, Plumb Lane changes to Caughlin Parkway and meanders through The Meadows as the backbone of the Ranch's internal circulation system.

Mayberry Meadows, the northernmost section of The Meadows forms a spur off the main body of the Caughlin Ranch. Single family homes are currently being developed in this section. This area complements the existing homes in the vicinity and includes a greenbelt buffer to retain an open park-like effect along Mayberry Drive.

To the west of McCarran Boulevard, homes are clustered in the middle and eastern portions of a series of meadows, thus affording substantial and meaningful open space along Alum Creek and the neighboring homes in the Juniper Hills area. The lakes that have been placed in this open space benefit all of the homes both in and around Caughlin Ranch. These lakes are quite large and accent the green expanses of the parks and meadows, creating a splendid landscape for the passer by and enhancing the views of the meadows from Juniper Hills.

Caughlin Creek offers homes geared to a series of meadows, lakes and open spaces. Caughlin Creek is an exclusive cluster home project that is built at an estate-home density (about 3 homes per acre), with greenbelts, paths, two large lakes and a private entry. These homes offer residents both an abundance of striking landscapes and a low home-maintenance lifestyle.

Meadowlake Village is an adult-oriented community, providing a townhome or a garden home lifestyle. These homes may be either attached or detached. To the north of Caughlin Parkway, the area is somewhat isolated to provide a sense of

privacy and security. The homes border an extensive park, open space and path system, which provides an upbeat, resort-like atmosphere.

The Caughlin Crossing convenience center, located at the intersection of McCarran Boulevard and Caughlin Parkway, will meet the service needs of area residents. This area will also serve as the home for the Caughlin Ranch's project office. A specialty-type convenience store will eliminate many potential off-site vehicle trips from the Ranch, and provide local services to surrounding neighborhoods. The demand and need for this kind of fast, limited shopping facility is evidenced by the proliferation of convenience stores the past two decades. This center, designed at a proper scale harmonious with the residential uses, will add to the quality of life effected by the Caughlin Ranch. Caughlin Crossing will contain a convenience store, a few specialty shops and professional offices. A maximum of 48,000 square feet of retail and office space is provided. The convenience center design will reflect the Caughlin Ranch style of architecture and not the "strip development" type of convenience center so prevalent today.

The value and character of the homes in the adjoining Juniper Hills area were taken into account throughout the planning process for the Caughlin Ranch, and particularly during the planning of The Meadows. Painstaking attention is given to ensuring that the development of the Caughlin Ranch will increase the value of neighboring properties. For example, the open spaces next to Meadowlake Village, where a ten-acre park of ponds, landscaping and paths has been constructed, are situated to provide a buffer between the Juniper Hills area to the west and the cluster homes, townhomes, and the seniors area. Residents of Juniper Hills still have views of these meadows, and the additional ponds add to this beauty.

Caughlin Ranch Master Plan Update II

Caughlin Crossing

1000	7000 Δ^2
1010	5000 Δ^2
1050	800
1030	
1070	1690
PAD A	5000
PAD F	3000
PAD C	2800
HILL	6300

THE MEADOWS

252 TOWNHOMES
209 CLUSTER HOMES
130 SINGLE FAMILY HOMES

CAUGHLIN
CROSSING
CONVENIENCE
CENTER

CHRISSIE
CAUGHLIN PARK

MAYBERRY
DRIVE

ALUM CREEK

McCARRAN
BOULEVARD

PLUMB
LANE

MAYBERRY
MEADOWS

TRUCKEE RIVER

The statistics describing "The Meadows" at Caughlin Ranch are detailed in the following chart:

The Meadows At Caughlin Ranch Development Statistics					
Subareas	Use	Unit Count	Acreage	Density	Minimum Sq. Ft.
Mayberry Meadows	Single Family Homes	130	38.7±	3.4 du/ac	1600
Meadowlake Village	Townhomes/ Garden Homes	252	37.4±	6.7 du/ac	800
Caughlin Creek	Cluster Homes	209	92.7±	2.3du/ac	1400
McCarran Boulevard	Public	n/a	23.4±	n/a	n/a
Caughlin Crossing	Retail & Office	n/a	5.6±	0.2. FAR*	n/a
Park/ Open Space	Recreation	n/a	9.2±	n/a	n/a
Total	-----	591	207.0±	2.9 du/ac	n/a

*FAR = Floor area ratio, the ratio of building area to site area.

Juniper Trails

Juniper Trails is located in the central and westernmost sections of the Ranch. Juniper trees dominate the section below Steamboat Ditch. Poplars, willows and wild rose are found near the ditch, and sagebrush abounds in the area above the ditch. Premier among the environmental features is Alum Creek. Three streamlets flow from the Steamboat Ditch and wind through the small green valleys which separate residential areas on the western hills and ridges of Juniper Trails. They converge at Alum Creek, which meanders through large expanses of meadowlands and small lakes before continuing its course in The Meadows and on through River Run into the Truckee River.

The area around the creek contains several environmental resources, all of which are beautiful, some unique in the Reno area. The upper reaches of the Creek are lined with stands of juniper, mountain mahogany, alder and pines, creating small, secluded, woodland retreats. Cottonwoods grow along its bank in lower sections of The Meadows. In faster running areas, the Creek babbles over rocks and logs on its way to the Truckee River. Alum Creek and its meadows are enhanced with additional landscaping, allowing residences located on the higher more arid hills above to retain a view of this pristine area and the City of Reno beyond.

Juniper Trails has several other features which are unique to the Caughlin Ranch. It has the largest block of open space on the Ranch. Almost half of Juniper Trails, where the Sierras rise out of the foothills, will remain undisturbed. The large expanses of mountain and meadowland open space and the numerous miles of bridle and pedestrian paths in the area make Juniper Trails the logical location for permitting equestrian uses. Trails will lead from Juniper Trails through the project to neighboring areas and the Toiyabe National Forest. Stabling of horses on individual lots will be limited to selected one acre or larger estates or lots with acceptable terrain.

Access to Juniper Trails is gained from McCarran Boulevard, Cashill Boulevard, Skyline Boulevard and Plumb Lane, via the Caughlin Parkway and also from Plateau Road. Caughlin Parkway, which winds throughout Juniper Trails, services local roads in the residential areas.

Three types of residential units are planned for Juniper Trails. Single family homes and single family estates from one-third to one or more acres in size make up the bulk of Juniper Trails. Cluster homes are located on knolls overlooking

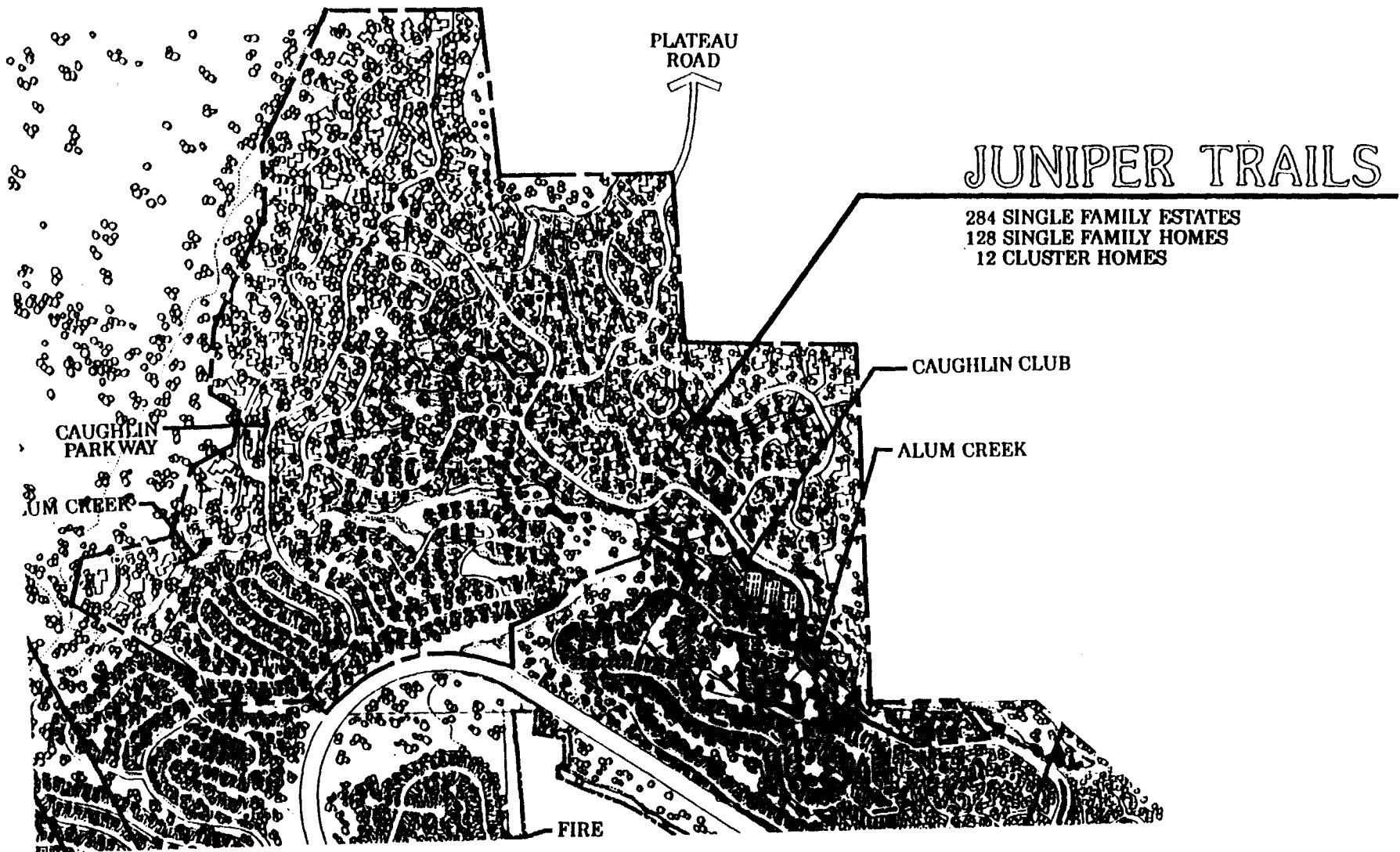
Alum Creek at the center of the development, and in other areas where clustering is well-suited. The larger lots (one plus acres) form the outer fringe of Juniper Trails adjacent to existing neighborhoods along the north and west boundaries of the Caughlin Ranch.

In planning Juniper Trails, special attention is given to minimizing its impact on neighboring residential areas. Placing the least intense development - the larger single family estates - closest to the neighboring Juniper Hills area works toward this end. Two of the streets in Juniper Trails connect with residential streets in Juniper Hills, giving Juniper Hills residents much needed secondary emergency routes. Plateau Road connects directly with Caughlin Parkway, providing convenient and efficient secondary access. Adjacent residents will have access to bridle and jogging paths which traverse Juniper Trails.

The Caughlin Club, located on Caughlin Parkway between The Meadows/Juniper Trails areas, is a private athletic facility. The club includes eight tennis courts, four racquetball courts, a swimming pool and nautilus/exercise facilities. Food and beverage service, as well as a children's day care center, meeting rooms, and a crafts "barn" are included in the facility.

Juniper Trails Development Statistics

Use	Unit Count	Acreage	Density	Minimum Sq. Ft.
Cluster Homes	12	4.0±	3.0 du/ac	1600
Single Family Homes	128	73.2±	1.7 du/ac	1600-2000
Single Family Estates	284	620.1±	0.5 du/ac	1600-2000
McCarran Boulevard	n/a	5.5±	n/a	n/a
Caughlin Club	n/a	7.0±	n/a	n/a
Total	424	779.8±	0.5 du/ac	n/a



Caughlin Ridges

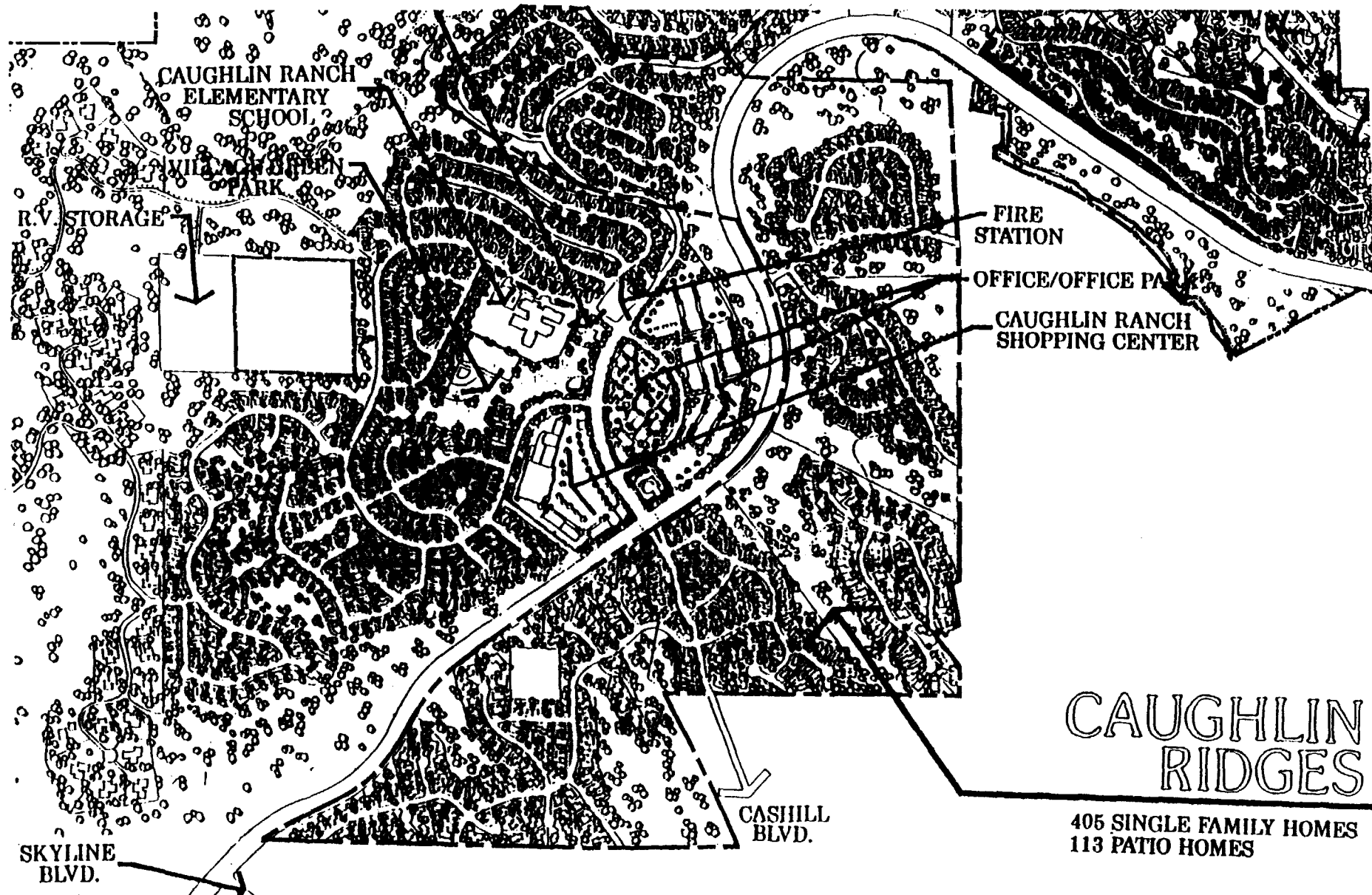
The Caughlin Ridges portion of the project is comprised of a chain of neighborhoods located on a series of bluffs and ridges in the southeastern rim of the property and is shown on the following page. Five of the six subareas -- Creekridge, Westpoint, Vista Pointe, Caughlin Crest, and Eastridge--are located on prominent points which afford most homesites panoramic views of Reno and its environs. Ridge Hollow, situated in the northeastern corner of this area, is located on the west side of a small valley adjacent to the Southampton Estates. Abundant interconnecting open space and the Caughlin Ranch trail system tie each of these projects together.

The homes in the Ridges will be a mixture of single family homes that use the traditional "lot and block" pattern of development and newer styles, such as "zero lot line" and "cluster homes." The Caughlin Ridges and existing open spaces form a low density buffer between the Southampton Estates/Skyline area and the more intensely developed Caughlin Village.

Access to the Ridges is provided primarily by of McCarran Boulevard. Extensions of existing local streets link existing neighborhoods to McCarran Boulevard through the Ridges. Each of the neighborhoods in Caughlin Ridges will be served by its own access way. The Ridges east of McCarran Boulevard serve as a "buffer" area, so some of the signage and fencing standards proposed for the rest of the Ranch may be somewhat relaxed in this area. Any such variations must be approved by the Architectural Control Committee.

Caughlin Ridges Statistics					
Subarea	Use	Unit Count	Acreage	Density	Minimum Sq. Ft.
Creekridge	Patio Homes	113	46.0±	2.3 du/ac	1600
West Point	Single Family Homes	81	44.3±	1.8 du/ac	1600
Vista Pointe	Single Family (z11)*	65	37.3±	1.7 du/ac	1600
Ridge Hollow	Single Family Estates	44	40.8±	1.1 du/ac	1600
Caughlin Crest	Single Family Homes	95	32.0±	3.1 du/ac	1600
East Ridge	Single Family Homes	120	57.4±	2.1 du/ac	1600
McCarran Boulevard	Public	n/a	21.5±	n/a	n/a
Total		518	279.3±	1.9 du/ac	n/a

*z11 denotes zero lot line



Caughlin Village

Caughlin Village, located amid the Caughlin Ridges high on a plateau in the central portion of the Ranch, forms the center of the Caughlin Ranch community. Caughlin Village is intended to be just that: a village, and consequently it has the tightest development pattern in the Caughlin Ranch. Caughlin Village will contain the primary community facilities: the Caughlin Ranch Shopping Center, an office park, professional office space, the Caughlin Ranch Elementary School, and the Village Green Park. The plan for Caughlin Village is depicted on page 21.

The Caughlin Ranch Shopping Center forms the heart of Caughlin Village and the surrounding area. This center is a neighborhood center. It is the centerpiece of the Village, providing public spaces and functionally linking the surrounding uses. A 50,310± s.f. supermarket will "anchor" the Caughlin Ranch Shopping Center and serve the day-to-day needs of residents in the area. Unique, high-quality specialty shops and restaurants will cater to the projected tastes of Caughlin Ranch residents. The office uses are connected to the Village Green Park across Caughlin Parkway with a pedestrian undercrossing.

Pedestrian access to and in the center will be encouraged by design. The center will be a destination in the pedestrian path system and landscaping will provide a pleasant atmosphere for relaxed shopping and community activity.

The Skyline/Cashill area currently lacks significant, convenient neighborhood shopping. To reach the nearest shopping center, area residents currently travel several miles, often on a circuitous network of streets. The Caughlin Ranch Shopping Center will fill that gap by serving both residents of the Ranch and those who live in the vicinity of the Caughlin Ranch. This shopping center will thus also reduce traffic on existing streets in the areas that adjoin the Ranch.

Office space is provided to the north of the Caughlin Ranch Shopping Center. Exciting architecture will be used to create a proper architectural statement for Caughlin Village. Two types of offices are envisioned. The area surrounded by Caughlin Square and Caughlin Parkway is likely to be oriented toward professional and medical/dental users. This area includes a cluster of several small office buildings which will total 90,000 square feet of professional office use. Here, the buildings will be configured in a campus format and will be suitable for sale to individual users. The northernmost office site is planned for an office park. The park is designed to accommodate 250,000 to 275,000 square feet of

office and supporting commercial uses. (eg. copy store, restaurants, etc.). This office park provides the opportunity to attract one or multiple base employment generators to the community.

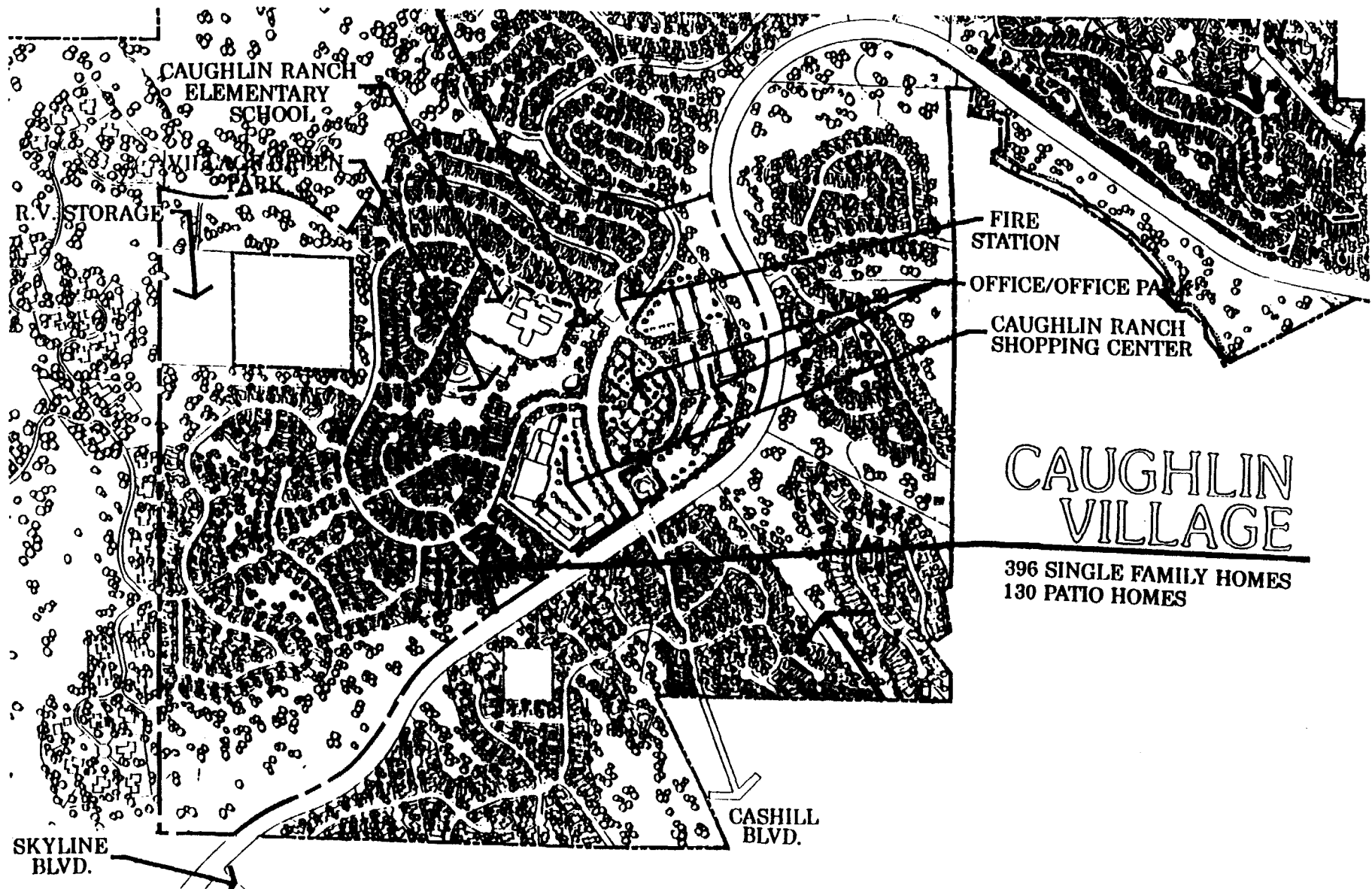
The Village Green Park lies across Caughlin Parkway from the office uses. Included in this area in addition to the park are an elementary school and a child care facility. The elementary school occupies a six-acre site that is adjacent to the Village Green Park. The 13±-acre park will include a picnic area, a combination baseball/soccer/football field, a playground, tennis courts and pedestrian/bicycle paths running through the landscaped grounds. The park will be operated as a joint use facility with the elementary school. The child care facility will be located along the north side of the park, easily accessible to residents in the area and convenient to the elementary school.

Caughlin Village includes two housing types: single-family homes and detached patio homes. The Westgate homes look out over Juniper Trails and Caughlin Parkway as it enters Caughlin Village from the west. The houses of Eastgate sit above McCarran Boulevard, with a commanding view of the city to the east.

The Village Green single-family homes lie at the center of Caughlin Village, adjacent to the Village Green Park and the Caughlin Ranch Elementary School. These homes are detached and efficiently arranged on typical urban-sized lots.

A six-acre site has been set aside next to the power substation in the Caughlin Village area as a "public" storage facility. Several hundred recreational vehicles can be stored in this secured facility, which will also include some enclosed storage. This storage will be available to Ranch residents for a small fee. Open storage of recreational vehicles will be prohibited elsewhere in the Ranch.

All of Caughlin Village will be functionally linked through a comprehensive system of paths and open spaces. With convenient motor vehicle and pedestrian access, the shopping center will draw residents from throughout the Caughlin Ranch and surrounding areas. Currently, no shopping center serves the needs of the residents of this part of Reno. By accommodating a significant portion of the trips of the Caughlin Ranch population on-site, the traffic impacts are "internalized." To the degree the Caughlin Village uses meet the needs of adjoining developments, the existing traffic that must now meander through the southwest will also be reduced.



Caughlin Village Development Statistics

Subareas	Use	Unit Count	Acreage	Density	Minimum Sq. Ft.
Caughlin Village Office Park	Office	275,000 s.f.	16.2±	0.40 FAR*	n/a
Village Green 3-6 (Eastgate/ Southpoint)	Single- family Homes	250	114.0±	2.2 du/ac	1400
Heritage 2-4 (Westgate)	Patio Homes	130	78.7±	1.7 du/ac	1400
Village Green	Single- Family Homes	146	38.0±	3.8 du/ac	1400
School	Elementary	n/a	6.0±	n/a	n/a
Professional Office	Office	90,000 s.f.	7.2±	0.30 FAR*	n/a
Child Care Center	Child Care	n/a	1.0±	n/a	n/a
R.V./Mini-Storage	Storage	n/a	6.0±	n/a	n/a
Caughlin Ranch Shopping Center	Retail	n/a	12.3±	0.25 FAR*	n/a
Bank Site	Retail	n/a	1.4±	0.20 FAR*	n/a
Village Green Park	Park		13.0±	n/a	n/a
Fire Station	Public	n/a	1.0±	n/a	n/a
McCarran Boulevard		n/a	9.3±	n/a	n/a
Total	---	526	304.1±	1.7 du/ac	n/a

*FAR = Floor area ratio, the ratio of building area to site area.

The Pines

The Pines occupying the entire southern section of the Ranch, will be the site of the lowest density housing at the Caughlin Ranch. Vegetation in this section is typical of lower elevations in the Sierras. Pines and mountain mahogany predominate. The terrain is hilly, with both gentle and steep slopes. The one-acre + lots are sited to take advantage of gentle slopes, panoramic views and the forest cover. Much of the site will remain open, preserving the integrity and characteristics of the forested terrain. As shown in the plan area graphic, a loop road services many small roads which will provide access to the lots.

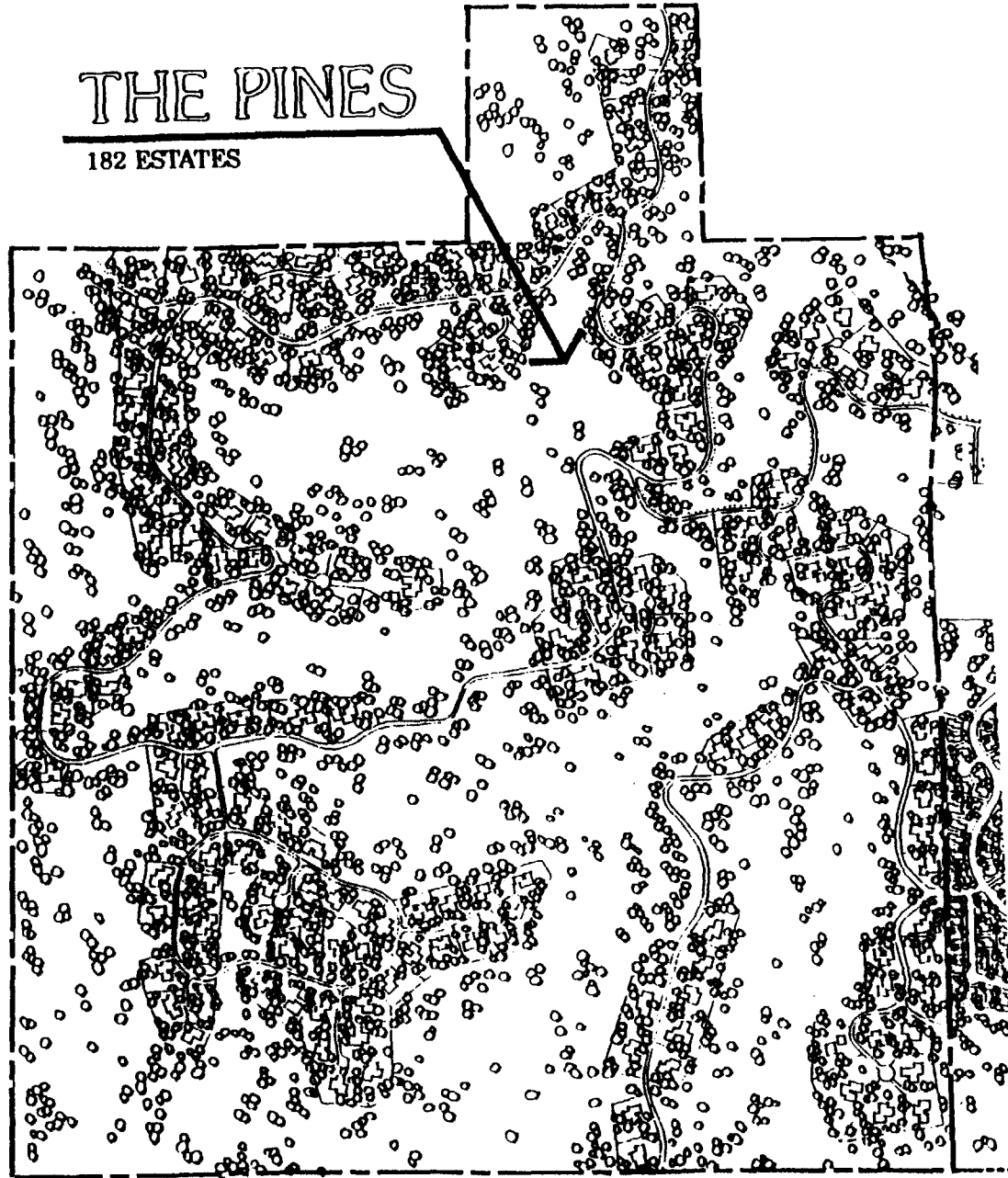
The vast open space of the Pines will be maintained by an active homeowners association set up specifically for The Pines area.

Development statistics are noted below.

The Pines Development Statistics					
Subareas	Use	Unit Count	Acreage	Density	Minimum Sq. Ft.
The Pines	Single Family Estate	182	680	0.3 du/ac	2000

THE PINES

182 ESTATES



Phasing

The intent of the phasing strategy presented here for the Caughlin Ranch is to provide a balanced and effective approach to the buildout of the project. The phasing plan is a statement of the developers' intentions related to the pattern and timing of construction. The phasing plan also permits governmental entities and public utilities to undertake capital improvement and service programming. The phasing described is not "cast in concrete" -- it presents a likely and logical sequence for development of the Ranch. Factors that will affect phasing plans include changes in interest rates, market demands for the various types of housing, the paces of individual developers of the Ranch, and the availability of infrastructure.

The goal of the phasing is to ensure that the buildout of the Caughlin Ranch occurs in a balanced, functional, marketable and efficient manner. It is the Caughlin Ranch's objective to at all times provide a broad mix of housing densities, types, sizes, prices and settings to the local housing market, to the maximum extent feasible. The phasing schedule included herein shows how this mix is planned to be provided.

It is also crucial to provide recreation facilities, shopping, services and the elementary school when justified to meet the needs of the project population and nearby residents. The phasing schedule also shows how support services are geared toward the residential buildout of the project.

If the final location or design of a project affects the distribution of acreage from one neighborhood or subarea to another, the units or density in the neighborhood or subarea that becomes smaller may be redistributed to an adjacent neighborhood or subarea. For example, the alignment of McCarran Boulevard was pushed easterly into the Eastridge area. The area lost in the Eastridge area equated to a loss of about 50 homes. These 50 homes were therefore transferred across McCarran Boulevard from Eastridge to East Gate in the Caughlin Village area. The total number of units proposed for the Ranch will, however, remain the same. Unit yield adjustments will be limited to a maximum of about fifteen percent of the total units allowed in the subareas that are receiving the redistributed units.

Following, is a phasing schedule that shows when and where the various Caughlin Ranch neighborhoods are projected for development. The schedule depicts how the various housing elements, recreation facilities, shopping and commercial uses, public facilities, and major infrastructure elements are forecasted to come on-line. A phasing plan that graphically depicts this schedule is contained in the pocket at the back of this report. Actual starting and completion times for the phases will be a function of market conditions, even though to date the projected timing has been very close to the actual progress of the project.

Caughlin Ranch - 1991 Phasing Schedule*

River Run - 286 Units

Subarea Name	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	Totals
River Run Townhomes		20 TH	20 TH	15 TH	0 TH	10 TH	19 TH	7 TH					91 TH
Patio Homes					14 PH	15 PH	15 PH	12 PH	12 PH	12 PH	16 PH	16 PH	112 PH
Mayberry Meadows Unit 4								16 SF	32 SF	32 SF	35 SF		83 SF
Total Units	0	20	20	15	14	25	34	35	44	44	19	16	286 Units

- Notes:
1. Lawton Interceptor Construction in 1986 (completed)
 2. McCarran Blvd. Right-of-way Dedication in 1987 (completed 1984, P.M. 1599)
 3. McCarran Construction - Mayberry Dr. to U.S. 40 1988/1989 by RTC (completed)

- * Legend:
- A Apartments
 - CL Cluster Homes
 - E Estates
 - PH Patio Homes
 - SF Single Family Homes
 - TH Townhomes/Garden Homes

The Meadows - 591 Units

Subarea Name	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Totals
Mayberry Meadows:																		
Unit 1				30 SF														30 SF
Units 2 & 3					28 SF	28 SF	28 SF	16 SF										100 SF
Meadowlake Village										18TH/PH	30TH/PH	36TH/PH	36TH/PH	36TH/PH	36TH/PH	36TH/PH	24TH/PH	252 TH/PH
Caughlin Creek:																		
Unit 1				10 CL	9 CL													19 CL
Unit 2						8 CL	13 CL	15 CL										36 CL
Unit 3								7 CL	13 CL									14 CL
Unit 4									14 CL	7 CL								80 CL
Unit 5										17 CL	24 CL	3 CL						60 CL
Unit 6												21 CL	21 CL	27 CL				60 CL
Caughlin Crossing																		
Townhomes/Patio Homes	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	0 TH/PH	18 TH/PH	30 TH/PH	36 TH/PH	36 TH/PH	36 TH/PH	36 TH/PH	36 TH/PH	24 TH/PH	252 TH/PH
Cluster Homes	0 CL	0 CL	0 CL	10 CL	9 CL	8 CL	13 CL	22 CL	27 CL	24 CL	24 CL	24 CL	21 CL	27 CL	20 CL	0 CL	0 CL	209 CL
Single Family	0 SF	0 SF	0 SF	30 SF	28 SF	28 SF	28 SF	16 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	130 SF
Totals	0	0	0	40	37	36	41	38	27	42	54	60	57	63	36	36	24	591 Units

- Notes:
- McCarran Blvd - Mayberry Dr. to Plumb Lane
 - Segment 1 dedicated 1984, P.M. 1707 / Segment 2 to be dedicated in 1988 (completed)
 - Construction in 1988/1989 - 50% by RTC, 50% by the Caughlin Ranch Improvement Association (completed)
 - Caughlin Crossing Convenience Center - 1987/90/91/92 (phases 1 & 2 completed/phases 3 & 4 1991/1992)

Juniper Trails - 424 Units

Subarea Name	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Totals
Unit 1	30 E	24 E															54 E
Pinecreek			6 CL														6 CL
Unit 2		25 E															25 E
Unit 3		6 E	10 E														16 E
Unit 4			33 E	25 E													58 E
Unit 5				12 E													12 E
				6 CL													6 CL
Unit 6				12 E	17 E	5 E	8 E	3 E									45 E
Unit 7 (Formerly 7A, 8A & 9)							16 E	18 E	24 E	16 E	20 SF	20 SF					74 E
Unit 8 (Formerly 7B)									2 SF	20 SF			11 SF				73 SF
Unit 9 (Formerly 8B)											20 SF		9 SF	20 SF	20 SF	6 SF	54 SF
Caughlin Club																
Estates	30 E	55 E	43 E	49 E	17 E	5 E	24 E	21 E	24 E	16 E	0 E	0 E	0 E	0 E	0 E	0 E	284 E
Single Family	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	2 SF	20 SF	20 SF	20 SF	10 SF	20 SF	20 SF	6 SF	128 SF
Cluster Homes	0 CL	0 CL	6 CL	6 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	0 CL	12 CL
Totals	30	55	49	55	17	5	24	21	26	36	20	20	20	20	20	6	424 Units

- Notes:
1. Caughlin Parkway Extension
 - a.) Plumb Lane to Caughlin Racquet Club - completed 1984/85
 - b.) Racquet Club to Plateau Road - completed 1986
 - c.) Plateau Road to Steamboat Ditch (completed)
 - d.) Steamboat Ditch to Alum Creek - (completed 1990)
 - e.) Alum Creek to Village Green - 1991/92
 - f.) From McCarran Blvd. Westerly to Village Green (completed 1990)

Caughlin Ridges - 518 Units

Subarea Name	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	Totals
Eastridge #1	35 SF	40 SF	16 SF															91 SF
Eastridge #2							9 SF	10 SF	10 SF									29 SF
Vista Pointe			13 SF	10 SF	10 SF	10 SF	10 SF	12 SF										65 SF
Caughlin Crest					20 SF	25 SF	25 SF	25 SF										95 SF
Westpoint								30 SF	30 SF	21 SF								81 SF
Ridge Hollow									12 SF	16 SF	16 SF							44 SF
Creekridge													0 PH	10 PH	38 PH	36 PH	29 PH	113 PH
Single Family	35 SF	40 SF	29 SF	10 SF	30 SF	35 SF	44 SF	42 SF	52 SF	37 SF	16 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	405 SF
Patio Homes	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	10 PH	38 PH	0 PH	29 PH	113 PH
Totals	35	40	29	10	30	35	44	42	52	37	16	0	0	10	38	36	29	518 Units

Notes:

1. McCarran Boulevard - Cashill Dr. to Skyline Blvd.
 - a.) Dedicated 1983, P.M. 1568
 - b.) Construction in 1989/1990 - 50% by RTC, 50% by the Caughlin Ranch Improvement Association (complete 1990)

Caughlin Village - 526 Units

Subarea Name	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Totals
Caughlin Village Office Park																275,000 s.f. Office Park
Village Green II (Formerly Eastgate/Southpoint)										32 SF	35 SF	36 SF	36 SF	36 SF	36 SF	39 SF	250 SF
Village Green							6 SF	28 SF	53 SF	41 SF	18 SF						146 SF
Heritage (Formerly Westgate)											20 PH	38 PH	38 PH	34 PH			130 PH
Caughlin Ranch Shopping Center																120,000 s.f. Commercial
Caughlin Village Professional Office																90,000 s.f. Prof. Office
Caughlin Ranch Elementary School																
RV Storage																
Single Family Homes	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	6 SF	28 SF	53 SF	73 SF	53 SF	36 SF	36 SF	36 SF	36 SF	39 SF	396 SF
Patio Homes	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	0 PH	20 PH	38 PH	38 PH	34 PH	0 PH	0 PH	130 PH
Office/Commercial	0	0	0	0	0	0	0	410,000 sq. ft.	35,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	0	0	0	0	0	485,000 sq. ft. Office/ Commercial
Totals	0	0	0	0	0	0	6	28	53	73	73	74	74	70	36	39	526 Units

- Notes
1. Village Green Park - 1990/91/92/93
 2. School Site Offered for Dedication - 1989 / Construction - 1990 (by Washoe County School District) (complete)
 3. Fire Station Site Offered for Dedication (1993)

The Pines - 182 Units

Subarea Name	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Totals
Unit 1							10 E	20 E	13 E						43 E
Unit 2									13 E	25 E	25 E	20 E			83 E
Unit 3												6 E	25 E	25 E	56 E
Totals	0	0	0	0	0	0	10 E	20 E	26 E	25 E	25 E	26 E	25 E	25 E	182 Units

Caughlin Ranch - 2,527 Residential Units

Housing Type	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
Cluster Homes	0 CL	0 CL	6 CL	16 CL	9 CL	8 CL	13 CL	22 CL	27 CL	24 CL	24 CL	24 CL	21 CL	27 CL	0 CL	0 CL	0 CL	0 CL	221 CL
Estates	30 E	55 E	43 E	49 E	17 E	5 E	24 E	21 E	24 E	16 E	10 E	20 E	26 E	25 E	25 E	26 E	25 E	25 E	466 E
Patio Homes	0 PH	0 PH	0 PH	0 PH	14 PH	15 PH	15 PH	12 PH	12 PH	12 PH	36 PH	54 PH	38 PH	44 PH	38 PH	36 PH	29 PH	0 PH	355 PH
Single Family	35 SF	40 SF	29 SF	40 SF	58 SF	63 SF	78 SF	137 SF	139 SF	162 SF	92 SF	56 SF	56 SF	56 SF	56 SF	45 SF	0 SF	0 SF	1,142 SF
Townhomes/Garden Homes	0 TH	20 TH	20 TH	15 TH	0 TH	10 TH	19 TH	7 TH	0 TH	18 TH	30 TH	36 TH	36 TH	36 TH	36 TH	36 TH	24 TH	0 TH	343 TH
Totals	65	115	98	120	98	101	149	199	202	232	192	190	177	188	155	143	78	25	2,527 Units
Cumulative Totals	65	180	278	398	496	597	746	945	1,147	1,379	1,571	1,761	1,938	2,126	2,281	2,424	2,502	2,527 Units	

4. Background/History of Project

Background/History of Project

Planning Process

The original Caughlin Ranch Master Plan was prepared in 1982 and 1983. On November 22, 1983 the Washoe Board of County Commissioners approved the Master Plan through the Major Project Review/Special Use Permit process and zoned the property under a resolution of intent. Given the project's proximity/adjacency to the City of Reno and the associated public service/fiscal concerns, the City of Reno reviewed the project. On May 14, 1984 the Reno City Council endorsed the Caughlin Ranch Master Plan and identified portions of the project as preferred for annexation into the City of Reno.

Washoe County's approval of the project required the preparation and approval of a Development Standards Handbook (DSH) as the cornerstone for guiding development of the Ranch. Basically, the DSH describes when and how the Caughlin Ranch will be developed, with standards specified for items such as roadways, signage, landscaping, architecture and traffic mitigation fees. With the City of Reno's formal expression of interest in the project, the DSH was coordinated and reviewed by both the City of Reno and Washoe County. The DSH was endorsed by the Washoe Board of County Commissioners on June 12, 1984. The Reno City Council adopted the handbook in July of 1984.

The master plan was updated in 1987. The updated Caughlin Ranch Master Plan was approved by the Washoe Board of County Commissioners on March 30, 1987 and the Reno City Council on May 26, 1987.

Activity to Date

River Run - The 91 homes are nearly all complete in the River Run townhome project. A tentative subdivision map for the Alum Creek Patio Homes is ap-

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proved and 59 of the lots are recorded. The Mayberry Meadows Unit 4 project is entirely recorded and construction of the site improvements and homes is underway.

The Meadows - Three residential projects are in varying stages of completion in The Meadows plan area of the Caughlin Ranch. The third unit (Unit 2-B) of Caughlin Creek is nearing completion and contains 19 single family cluster homes. Caughlin Creek Units One and Two total 55 units. Caughlin Creek Units 3-12 have tentative map approval for 154 homes and Unit 3 is currently in the final design stage. Mayberry Meadows Units 1 through 3 is a 130 home subdivision. The last of these homes are presently under construction. Thus a total of 339 homes/homesites are in the various stages of construction or approval in The Meadows.

Nonresidential building is also underway in the Meadows. Caughlin Crossing is partially constructed (13,708 s.f.). Caughlin Crossing includes limited convenience retailing and office use, including the Caughlin Ranch's project office.

Juniper Trails - A total of nine residential projects are complete or in process in Juniper Trails. Pine Creek, a six-unit cluster home project nestled within a park on the Ranch, is complete. Six of the Juniper Trails subdivisions, units one through six, are complete, with a total 216 lots. Juniper Trails Unit Seven-A (Eaglesnest) is under construction and includes 32 estates. The balance of Unit 7 (Eaglesnest) includes 42 more estates. The ninth project, Juniper Trails Unit Eight (Evergreen) is under final design and entails 73 single-family homes. These nine Juniper Trails projects amount to 369 homes and homesites. Also, the Caughlin Club is in place. A small expansion is also approved.

Caughlin Ridges - All of the Caughlin Ridges plan area that lies to the east of future McCarran Boulevard has at the least been completed through the subdivision approval (tentative map) phase. Eastridge consists of 120 homesites, all of which are complete. Vista Pointe (also known as Caughlin Ridges Unit 1 or

Westridge) is a 65-unit project that is now under construction, with over half of the homes occupied. Westpoint is under final design for its 81 homesites. Ridge Hollow is part of an approved tentative map and entails 44 lots. Finally, Caughlin Crest is a 95-unit project that is constructed. These homes/homesites in the Caughlin Ridges area total 405.

Caughlin Village - Progress in the Caughlin Village Area is well underway. Village Green has an approved tentative map for 146 lots, 69 of which are recorded. The first Village Green homes are now occupied. The Caughlin Ranch Shopping Center is under construction, with completion slated for Spring of 1991. Valley Bank also has approval for a banking facility across Caughlin Parkway from the Caughlin Ranch Shopping Center and plans to commence construction soon. The Caughlin Ranch Elementary School opened in the fall of 1990. The Caughlin Village Professional Office and Office Park are scheduled to begin construction in 1991.

The Pines - No development has taken place in the Pines. This area was divided under the division of land map process prior to the original master plan approval and is thus owned by a number of investors.

Major Infrastructure Components

The following table lists the major infrastructure elements associated with each planning area of the Caughlin Ranch and the status of each.

Infrastructure Component	Status
River Run	
Extension of the Lawton Interceptor	Complete, 1986
McCarran Boulevard Right-of-Way, Mayberry to Truckee River	Offered, 1984
McCarran Boulevard, Mayberry Drive to U.S. 40	Complete, 1989

The Meadows

McCarran Boulevard Right-of-Way, Mayberry to Plumb	Offered, 1984
McCarran Boulevard Right-of-Way, Plumb to Cashill Boulevard	Offered, 1984-86
McCarran Boulevard, Mayberry to Plumb	Complete, 1989
McCarran Boulevard, Plumb to Cashill Boulevard	Complete, 1990

Juniper Trails

Caughlin Parkway, Plumb to Caughlin Club	Complete, 1984/85
Caughlin Parkway, Caughlin Club to Plateau	Complete, 1986
Caughlin Parkway, Plateau Road to Steamboat Ditch	Complete, 1987
Caughlin Parkway, Steamboat Ditch to Alum Creek	Complete, 1990
Caughlin Parkway, Alum Creek to Village Green	Slated, 1991/92

Caughlin Ridges

McCarran Boulevard Right-of-Way, Cashill to Skyline	Offered, 1983
McCarran Boulevard, Cashill to Skyline	Complete, 1990

Caughlin Village	
Park	Slated, 1989/90/91/92/93
School Site Dedication Offer	Complete, 1990
School Construction (By W.C.S.D.)	Complete, 1990
Fire Station Site Dedication	Slated, 1993
The Pines	
N/A	N/A